



City of Santa Clara
ARCHITECTURAL COMMITTEE
MEETING MINUTES
Wednesday, January 23, 2013 – 6:00 P.M.

CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Patricia Mahan and Planning Commissioner Keith Stattenfield. Planning Commissioner Debra Costa absent.

Volunteer Architectural Advisor: Sam Maliniak, AIA

Staff present: Development Review Officer Gloria Sciara, Associate Planner Debby Fernandez and Planning Intern Steve Le

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals - None
- B. Continuances without a hearing – None
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent

Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- **None.**

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

8.A. File No.: **PLN2007-06802**
Project Name: Gallery at Central Park Project
Location: 900 Kiely Boulevard, consisting of two parcels with a combined area of 26± acres located at the northwest and southwest corners of Kiely Boulevard and Kaiser Drive (APNs 290-26-022 and 024); property is zoned Planned Development-Master Community (PD-MC)
Applicant: Prometheus Real Estate Group
Owner: PR Kiely II LLC
Request: **Architectural Review** of an approved development area plan in the master community for the Gallery at Central Park Project. The proposal is for the Row Houses and Townhouse project area in Development Area Plan Two and Three. *(Continued, date certain, from Architectural Committee meeting December 5, 2012)*
CEQA Determination: Gallery at Central Park Project Environmental Impact Report
Project Planner: Gloria Sciara, AICP, Development Review Officer
Staff Recommendation: **Approve**, subject to conditions

Notice: This project was continued from the meeting of December 5, 2012. Project representatives Dennis Gerber, with Prometheus and Don Ricci with the Dahlin Group Architects were present for the discussion as well as neighbors Joseph Bouchard and Chuck Christensen, and David Fairbank.

Discussion: Ms. Sciara provided an overview of the project approved by the City Council and discussed the two development area plans (DAP), DAPs #2 and #3 under consideration by the Committee. She noted that DAP 2 is the parcel on the north side of Kaiser Drive with 67 row homes, and DAP 3 is in the center of the southern parcel and contains the townhouse product with a total of 116 units. Chair Mahan asked questions about conformance of the design submitted as part of the original approval. The approved plans were shown and reviewed. Chair Mahan complimented the design team on the neutral color palette and enhanced materials for both housing products. Residents asked questions regarding access and safety concerns with the new entrance to Kaiser Drive, parking availability for residents along Kaiser Drive during construction and were referred to staff for follow-up. It was noted that the number of units remain the same as the City Council approval for the two area plans under consideration by the Committee.

Discussion also ensued regarding the grade difference between the Woodsborough condominium property adjacent to the northern Gallery parcel on Kaiser Drive. Residents were concerned about heights of the structures and privacy issues. The applicant confirmed they are installing a fence as part of the development of the homes on the north parcel. The applicant agreed to construct a seven-foot tall fence to address the privacy issues raised.

Motion/Action: The public hearing was closed and the Architectural Committee approved the project (2-0-1-0) as submitted, and fencing as discussed.

8.B. File No.: **PLN2012-09096**
Location: 2121 Laurelwood Road, a 7.02 acre parcel on the north side of Laurelwood Road approximately 940 feet north of Thomas Road, (APN: 104-14-153); property is zoned Planned Development (PD)
Applicant: John Duquette, ARC Tech Inc.
Owner: SPI Holdings, Inc.
Request: **Architectural Review** of a six-story 218,000 square foot office building, one-story 9,300 square foot amenity building, one-story 4,000 square foot retail building, three level parking garage and surface parking lot totaling 861 spaces, landscaping, and site improvements (*Rezoning approved by City Council 12/14/12*)
CEQA Determination: Adopted Mitigated Negative Declaration (CEQ2012-01138)
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 500 feet of the site and was mailed to property owners within 500 feet. John Duquette, project applicant and architect, was present for the discussion as well as Barbara Ratcliff and Mark Hamner.

Discussion: Ms. Fernandez provided an overview of the project reviewed and approved by City Council and discussed the outdoor office commons areas and outdoor commercial seating areas incorporated into the site design. Mr. Duquette detailed and answered questions regarding site design, building architecture and materials. The public hearing was opened and a discussion followed regarding pedestrian accessibility to the site and potential to a create pedestrian connection to the adjacent Biltmore Hotel through the site.

Motion/Action: The public hearing was closed and the Architectural Committee approved the project (2-0-1-0); subject to the zoning conditions of approval approved by Council on December 14, 2012; and the recommendation that the property owner/developer explore the feasibility to create a pedestrian connection through the site to the adjacent Biltmore Hotel.

8.C. File No.: **PLN2012-09535**
Location: 3533 Golden Gate Drive, a 5,000 square foot parcel located on the north side of Golden Gate Drive approximately 700 feet west of Curtis Avenue, (APN: 290-22-141); property zoned Single Family (R1-6L)
Applicant/Owner: Phuong Duong
Request: **Architectural Review** of a first floor and second story addition to an existing single family residence
CEQA Determination: Categorically Exempt per CEQA Section 15301
Project Planner: Marge Sung, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. The property owner/applicant, Phuong Duong, and designer Thu Ha Nguyen were present for the discussion as well as neighbors Megan and Sead Mujushi, Liz Strekert, Ken Tojima and Carol Le Coff.

Discussion: Ms. Fernandez presented the project plans and outlined the design issues related to the proposed design of the second story addition. Staff discussed design alternatives to better integrate the second story addition into the first floor roofline. The public hearing was opened. Neighboring residents/property owners expressed concerns regarding the proposed second story in a neighborhood of one-story homes with low profile rooflines, location of second story windows upon privacy, and use of stucco vs. siding as an exterior material in design. The Committee discussed design alternatives in roof pitch, window location and exterior building materials and provided direction for design changes to the project architect.

Motion/Action: The public hearing was closed and the Architectural Committee approved the project (2-0-1-0), subject to the following conditions:

- 1) Relocate the proposed second story bedroom window on the north building elevation to the west building elevation.
- 2) Either change the loft window on the second floor east building elevation to a roof sky light or narrow the size of the window and locate at clearstory height.
- 3) Narrow the size of the second story bathroom window on the east building elevation and locate at clearstory height.
- 4) Apply horizontal siding the front and side elevations of the second story addition.
- 5) Change the pitch of the second floor roofline to match the first floor roofline and add wide fascia roof eave trim to match existing roofline trim.
- 6) Install roof material to match existing first floor roof.
- 7) Submit revised plans to the Planning Department for review and approval.

8.D. File No.:	PLN2012-09594
Location:	1910 Avenida de Las Rosas, a 6,467 square foot lot on the south side of Avenida de Las Rosas approximately 180 feet east of Avenida de Carmen, (APN: 097-42-079); property zoned Single Family (R1-6L)
Applicant/Owner:	Hazel Alabado
Request:	Architectural Review of a first floor and second story addition to an existing single family residence and Modification to reduce minimum rear setback to 15 feet where 20 feet is required
CEQA Determination:	Categorically Exempt per CEQA Section 15301
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	Redesign

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Property owners/applicants, Jerome and Hazel Alabado, and neighbor Marc Fontana were present for the discussion.

Discussion: Ms. Fernandez presented the project plans and outlined the design issues related to the Modification request to reduce the required rear yard setback and proposed architecture of the exterior remodel and addition as it relates to context and compatibility with size, style and materials of homes in the surrounding neighborhood. The public hearing was opened. Mr. Fontana expressed privacy concerns regarding the location of the second story bathroom window on the west building elevation and preservation of solar access to roof mounted panels on his neighboring home with the addition of a second story. A discussion followed regarding encroachment of the first floor addition into the required rear yard setback, second story volume and massing created by the proposed foyer, window style and location, and exterior building materials and architecture. The Committee expressed support of a Modification request to reduce the minimum rear yard setback as proposed to accommodate the first floor expansion subject to revisions in volume and massing of the second floor.

Motion/Action: The public hearing was closed and the Architectural Committee continued the project for redesign (2-0-1-0), with the following direction:

- 1) Elevate the second floor bathroom window on the west building elevation to clearstory height.
- 2) Recess the second story side elevations inward from the first floor to offset and reduce massing of the second floor.
- 3) Eliminate Mediterranean architectural features in the exterior design (i.e. raised stucco foam moulding accents and corbel window trim).
- 4) Provide low relief window trim, 3" to 4" in width, around the exterior of all windows.
- 5) Revise plan sets accordingly and resubmit to the Planning Division for Architectural Committee review and approval.
- 6) Continue the project to the Architectural Committee meeting of February 20, 2013.

8.E. File No.:	PLN2013-09615
Location:	751 Howell Avenue, a 6,105 square foot lot on the east side of Howell Avenue approximately 115 feet south of Withrow Place (APN: 293-12-017); property zoned Single Family (R1-6L)
Applicant:	Rolando Noriega, RN Design
Owner:	William Perry
Request:	Architectural Review of a first floor and second story addition to an existing single family residence and Modification to reduce minimum rear setback to 15'1" feet where 20 feet is required
CEQA Determination:	Categorically Exempt per CEQA Section 15301
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	Redesign

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Property owner William Perry and architect Rolando Noriega were present for the discussion.

Discussion: Ms. Fernandez presented the project plans and outlined the design issues related to the Modification request to reduce the required rear yard setback and proposed design of the second story addition. Staff discussed alternatives to eliminate and/or reduce the encroachment into the required rear yard setback and design alternative to better integrate the second story addition into the first floor roofline. The public hearing was opened and in response to questions by the Committee both Mr. Perry and Mr. Noriega discussed existing site conditions and justifications for the proposed project design. The Committee expressed support of the Modification and project design as proposed.

Motion/Action: The public hearing was closed and the Architectural Committee approved the project (2-0-1-0).

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

- No Discussion.

ii. Report of the Liaison from the Planning and Inspection Department

- City Council Actions

- No Discussion.

iii. Committee/Board Liaison and Committee Reports

iv. Committee Activities

v. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on February 20, 2013, at 6:00 p.m.

Prepared by: _____
Debby Fernandez
Associate Planner

Approved: _____
Gloria Sciara, AICP
Development Review Officer

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